All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Green Bay	285-0D-2023	INSTRUCTIONAL SERVICE

Project No. 15AlV **Project Title** Instructional Services Plaza/Roof Drain Repl

Project Intent

This project provides investigation and research, pre-design, and design services to replace the plaza concrete surface and curbing, roof membrane, and roofing drains to maintain the building envelope integrity and prevent damage to the building and its contents. The pedestrian plaza, roof membrane, planters, and roof drains will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes replacing the 5-inch concrete pedestrian walkway surface, along with the protection board, filter matting, aggregate, rubber membrane, and 8-inch concrete curbs for the planters. Twenty-three roof drain bodies will be replaced, including the pipe elbows below the deck. The new roof system will include: rubber membrane or EPDM, protection board, filter matting, vector mapping grid, 4-inch rigid insulation, and 5-inch concrete surface. The new drains and elbows will tie into the roof construction system to provide a watertight solution.

Project Justification

The roof deck was originally constructed in l969 and the only repairs performed to date were replacing the mortar-set clay pavers with dry set concrete pavers in 2003 and 2006, and concrete patches as required to extend the life of the concrete surface and reduce any potential pedestrian slips, trips, and falls. The concrete surface is spalling in large sections, creating a safety issue. Patching the concrete is no longer a viable option. The roof drains are also original and will need to be replaced. The horizontal drain piping within the building was replaced in 2014, but that project did not replace the drain bodies and connecting elbows.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems, exterior building envelope renovation/restoration, and masonry construction within institutional environments as part of a design team. Work includes report of existing roofing conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, drafting roof plans and details, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

Commissioning

☑ Level 1

☐ Level 2

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Project Budget		
Construction Cost:		$
Haz Mats:		$
Construction Total:		$
Contingency:	15%	$
A/E Design Fees:	8%	$
DFD Mgmt Fees:	4%	$
Other:		$
		$513,000

Funding Source(s)	Total
GFSB - Facilities Maintenance & Renovation [Z060]	$0
PRSB - []	$0
Agency/Institution Cash []	$16,000
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$16,000

Project Schedule

SBC Approval:	08/2015
A/E Selection:	02/2015
Bid Opening:	03/2016
Construction Start:	05/2016
Substantial Completion:	09/2016
Project Close Out:	12/2016

Project Contact

Contact Name:	Paul H. Pinkston
Email:	<pinkstop@uwgb.edu>
Telephone:	(920) 465-2373 x

Project Scope Consideration Checklist

		y	N
1.	Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. *All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*	☑	☐
2.	Is the project an extension of another authorized project? If so, provide the project #...	☐	☑
3.	Are hazardous materials involved? If yes, what materials are involved and how will they be handled? *Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is not available on Wisconsin's Asbestos & Lead Management System (WALMS) <http://walms.doa.state.wi.us/>.*	☐	☑
4.	Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?	☐	☑
5.	Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?	☐	☑
6.	Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope.	☐	☑
7.	Have you identified the WEPA designation of the project...Type I, Type II, or Type III? *Type III.*	☑	☐

8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☑

9. Are there any other issues affecting the cost or status of this project? ☐ ☑

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☑ ☐

Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.

11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☑ ☐

Completion of this project will decrease operational maintenance costs.

12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☑

13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <http://www.focusonenergy.com> or the local utility provider)? If yes, describe here. ☐ ☑

14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☑